

Community Preservation Committee

Meeting Minutes

December 21, 2017

7:30pm

Town Manager's Conference Room, Town Hall Annex

In attendance were: Eric Helmuth
Andrew Bengtson
Eugene Benson
Leslie Mayer
JoAnn Robinson
Clarissa Rowe
Chuck Tirone
Ann Woodward
Not in attendance: Richard Murray
Amy Fidalgo, Management Analyst
Also in attendance: Jim Feeney, Assistant Town Manager

1. **Meeting Opened:** Eric Helmuth called the meeting to order at 7:40pm. Mr. Helmuth turned the floor over to Clarissa Rowe for an announcement. Clarissa shared that she would be stepping down from the Committee to serve as an interim Selectman, but would like to seek reappointment in the future.
2. **Introduction of new Committee member:** Ann Woodward was introduced to the Committee. Ann offered some background information about her employment as an affordable housing consultant, and her work on the Town's Housing Production Plan. The Committee welcomed Ann.
3. **Approval of Minutes from October 17, 2017 and December 11, 2017:** The meeting minutes of October 17, 2017 were approved. All voted in favor, with Clarissa Rowe abstaining. The meeting minutes of December 11, 2017 were approved. All voted in favor, with Eugene Benson, Anne Woodward and Chuck Tirone abstaining.
4. **Continued Final Application Review:** Eric Helmuth opened the discussion by asking the Committee to think about its project area priorities, management of reserves, and the need to engage in long range planning while considering the individual projects. Eric invited those who were not at the previous meeting to offer their thoughts on the applications.
 - a. **Hardy Elementary Playground Study:** Eugene Benson expressed concern the architect for the school building project may be serving as the playground consultant. Clarissa stated the project will involve hiring separate consultants and have a public input process. The Committee discussed that the application indicates the consultants will work closely with Finegold Alexander, the architects for the project. Chuck Tirone was assigned to serve as the Committee liaison for this project since Clarissa will be stepping down. Eugene asked why the study was only focused on the main playground. The Committee discussed that the Capital Planning Committee is in the process of funding

work on the Lake Street side of the school, but that the study would look at all remaining areas of the site. The Committee discussed the uncertainty of who will serve on the project team. Clarissa would like Jim Feeney to be involved with the project.

- b. Restoration of Jason Russell House: No updates reported.
- c. Downing Square Broadway Initiative: The Committee informed Ann Woodward she was designated the liaison to the Housing Corporation of Arlington (HCA) for this project at the last meeting. Ann mentioned that only 2 of the 4 pages of the budget seemed to be included in the application. She would like to review more closely the construction budget to understand the financing needs. The Committee expressed some uncertainty over the importance of the timing of the funding commitment. Ann mentioned HCA will receive a decision about submitting their tax credit application in mid-January, and that HCA will be asking for an exception to the standard based on the amount they are requesting. Andrew Bengtson noted the State's final decision would not follow until later this year. Ann further noted the money commitment is ultimately needed at construction closing. Eric Helmuth reminded the Committee the Town Meeting vote could be contingent on the award of the tax credits. Ann will request additional budget information.
- d. Mill Brook Linear Park Pilot: The Committee discussed the timeline of the Mill Brook Linear Park Pilot project. Leslie Mayer stated that Lela Shephard, Conservation Agent/Environmental Planner, and Nat Strosberg, Senior Planner, are both working on the project. She will discuss the timing concerns with them. Chuck Tirone is concerned the group has not met with abutters to date, which will impact future extensions to the path. Eugene Benson mentioned they may ultimately need to ask for easements and conservation restrictions, which impacts being shovel ready. Leslie commented the remainder of the park construction is a few years out in the capital plan, so the scope of the project should be discussed further. The Committee agreed to ask what the impacts of delaying project funding a year would be. Eugene wondered if the project would consider the additional water climate change would bring. Chuck mentioned there has not been any public input yet. Jim Feeney stated the contract with Weston and Sampson was executed this week. Clarissa Rowe is interested in seeing the water quality testing results. The Committee talked about the businesses along the corridor benefitting from having rear access to their stores. Andrew Bengtson asked about moving the Wellington Park project forward in the plan. Leslie stated the Park and Recreation Commission has to first accommodate upcoming the Reservoir Project in the plan.
- e. Preservation of Exterior Envelope of Old Schwamb Mill: Clarissa Rowe informed the Committee that the Old Schwamb Mill was mentioned in a recent national article about Arlington being a great place to raise family. Chuck Tirone acknowledged the prior discussion noted in the minutes about exterior painting, and hopes they will use a durable paint.
- f. Arlington Reservoir Design and Engineering and Phase 1 Construction: Andrew Bengtson and Eugene Benson met with Recreation Director Jon Marshall today to tour the pump house. Andrew Bengtson initially thought the \$250k estimate for the building was high,

but the listed scope of work was very limited. Andrew Bengtson stated he got a better sense of the project upon seeing the interior and roof, and understanding how the building will be divided between equipment and storage. Andrew Bengtson also noted the amount of demolition work that will need to be completed, as well as the work that needs to be done to the existing steel and block to restore it. Eugene Benson explained that Jon Marshall stated the electrical and plumbing will need to be replaced, and spoke about the amount of equipment used in the filtration system. The Committee discussed that consideration was being given to using the existing rear concrete pad to create a ticket booth porch-like structure. Leslie Mayer stated Weston and Sampson has since provided an updated itemized estimate that calls out the additional work. The Committee would like to understand the professional background of the staff that prepared the estimate, and see the updated estimate incorporated into the application.

Leslie Mayer mentioned the pilot path project will take place where there is the most need at a stretch in Lexington. Clarissa Rowe expressed concerned about spending Arlington CPA dollars on land in Lexington. She believes Lexington should also be making a commitment to this land as they contribute to the erosion problems and their residents will enjoy the significant investment Arlington is making in the Reservoir. Chuck Tirone added the commitment should extend to removing invasives. Leslie stressed this is a town owned resource and we need to maintain it. Clarissa Rowe believes we should ask for a commitment of 10k to support the 20k pilot portion of the project. Andrew Bengtson recommended the two CPA Committees work together. The Committee discussed that the funding cycles do not exactly align, but this is an opportunity to invite their participation.

Eric Helmuth commented that this is a large project, and CPA will not be able to fund the entire 4 million dollar price tag so a multi-year funding plan is needed. Eric Helmuth has discussed with the Committee's Capital Planning Committee (CPC) liaison the need to share the cost burden with the Capital Planning Committee. Eric Helmuth reported the CPC liaison believes they could potentially put 2 million for this project in the FY2020 capital plan, but this will need to be considered by the entire CPC if requested. The Committee acknowledged this is an important project, and the beach is in dire need of repairs to continue generating revenue for the Town.

5. **Meeting schedule:** Eric Helmuth reminded the Committee there are usually 3 project presentations per night. The presentations will be held on two nights at the end of January, and will be grouped as follows: 1. Jason Russell House, Old Schwamb Mill, Downing Square; 2. Reservoir, Hardy School, and Mill Brook Corridor. The Committee will hold an additional meeting in mid-January to discuss any project updates. Eric will ask Amy Fidalgo schedule the meetings and presentations.
6. **Other business:** Chuck Tirone moved to adjourn the meeting at 9:02pm. Eugene Benson seconded. All voted in favor.